



Government's Regulatory Body for Housing and Land Development
HOUSING AND LAND USE REGULATORY BOARD

ANNUAL REPORT

2015

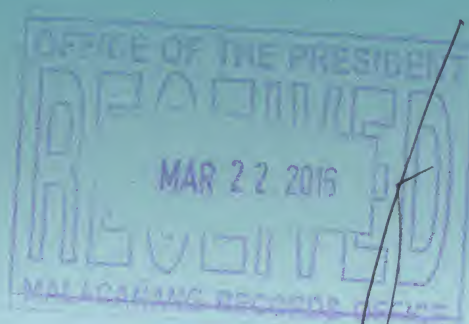


Table of Contents

	Page
Message of the Chief Executive Officer and Commissioner	3
HLURB Profile	4
Agency Accomplishments	5
A. License to Sell	5
B. Other Permits/Clearances	11
C. HOA Regulation	12
D. Registration of Brokers, Dealers and Salesmen	13
E. Monitoring	14
F. Adjudication	15
G. Planning	17
H. Policy Formulation	18
I. Administration and Finance	20
I.1 Manpower Resources	20
1.2 Financial Resources	22
1.3 Consolidated Balance Sheet	
Directory	
• Officials and Key Positions	
• Ex-Officio Commissioners	
• Central Office Operations	
• Regional Operations	

Message of the Chief Executive Officer

I am very pleased to present the 2015 HLURB Annual Report. This report chronicles the work that we did in 2015. The HLURB has accomplished more than its target under the Philippine Development Plan in so far as the number of licensed housing units. We have also stepped up our efforts to come up with new rules and regulations to further protect the rights of subdivision and condominium buyers.

In 2015, the highest number of dealers and salespersons was registered in the history of HLURB. This is the result of the implementation of Board Resolution No. 922, Series of 2014, or "The 2014 Revised Implementing Rules and Regulations on Dealers, Brokers and Salespersons", regulating the professional conduct of practitioners in selling and marketing condominium units and subdivision houses and lots.

We are optimistic that our achievements will continue in 2016.

God bless us all.



ANTONIO M. BERNARDO

Agency Profile

Vision

An institution of professionals exemplifying public service with responsibility, integrity, competence and justice geared towards the attainment of well-planned and sustainable communities through the regulation of land use, housing development and homeowners associations, and the just resolution of disputes.

Mission

To promulgate and enforce policies on land use, housing and homeowners associations which promote inclusive growth and economic advancement, social justice and environmental protection for the equitable distribution and enjoyment of development benefits.

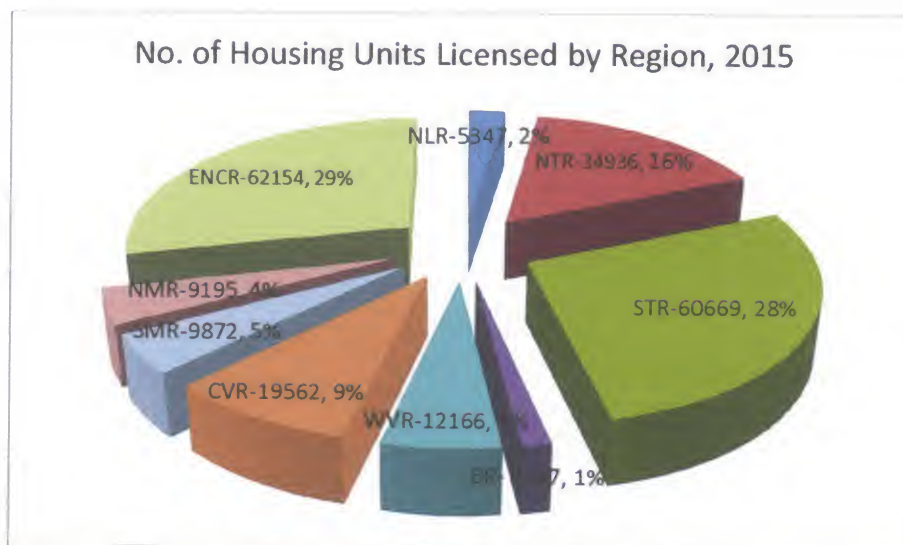
Agency Accomplishments

A. License to Sell

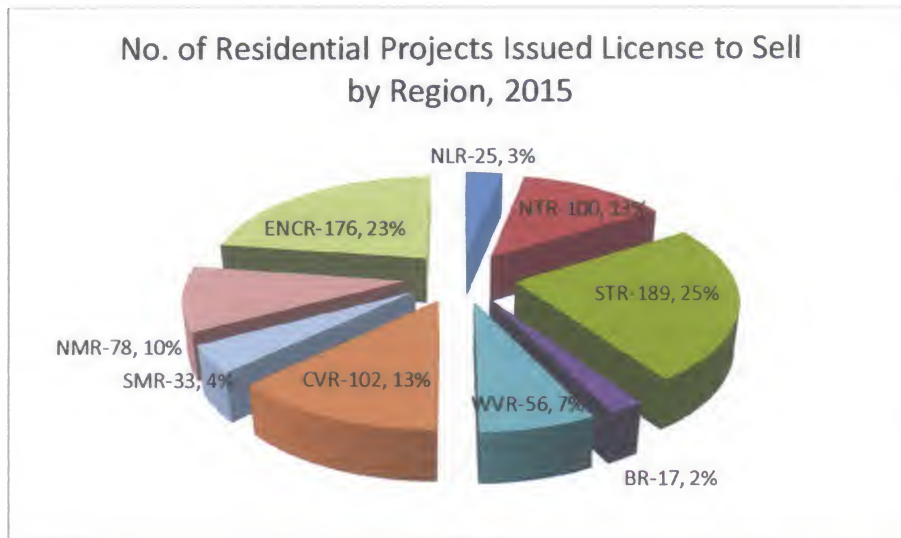
One of the mandates of the HLURB is to regulate the development and sale of subdivision lots and condominium units. The regulation is done primarily through a permitting system which requires developers to secure a license to sell (LS) for their condominium, subdivision projects and other non-residential real estate projects, prior to engaging in any sale.

In 2015, a total of **851** licenses to sell were issued. **776** of the licenses to sell issued were for **residential projects** while 75 of the licenses to sell for **non residential projects**. These figures translate to **216,948 housing units** and **193,886 non residential units**.

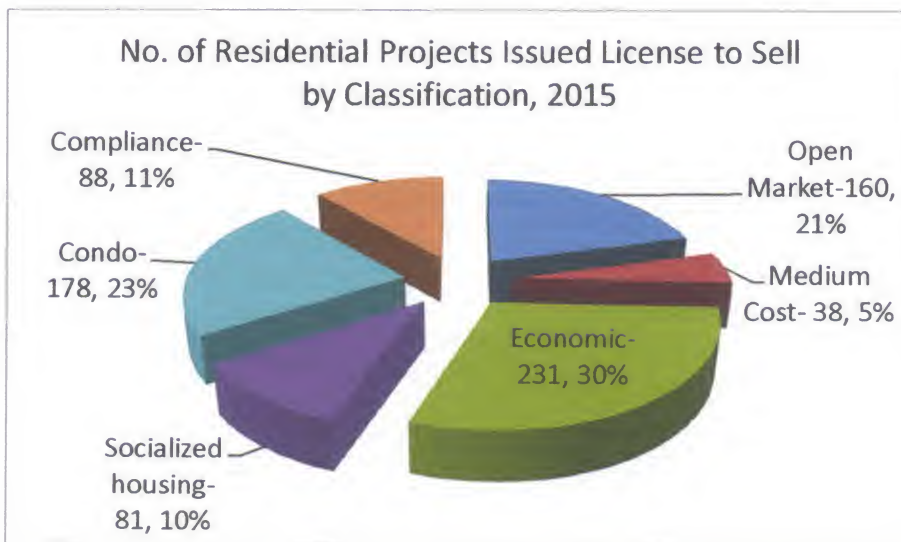
Majority of the licensed **housing units** are located in the Expanded National Capital Region with 62,154 units followed by Southern Tagalog Region (**STR**) with **60,669 units** and then by Northern Tagalog Region (**NTR**) with **34,936 units**.



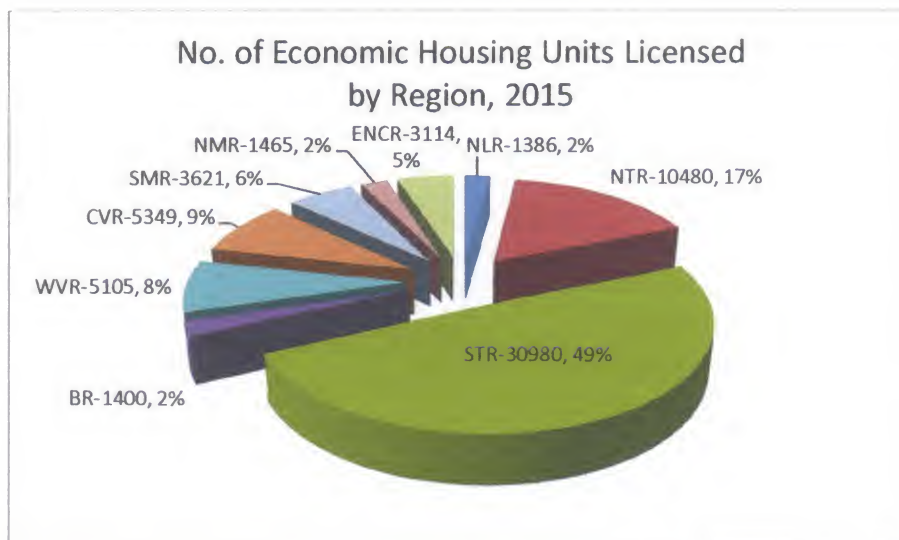
Majority of the licenses issued for **residential projects** are in Southern Tagalog Region (**STR**) accounting for **25%** (189/776), followed by Expanded National Capital Region (**ENCR**) with **23%** (176/776), and then by Central Visayas Region with **13%** (102/776).



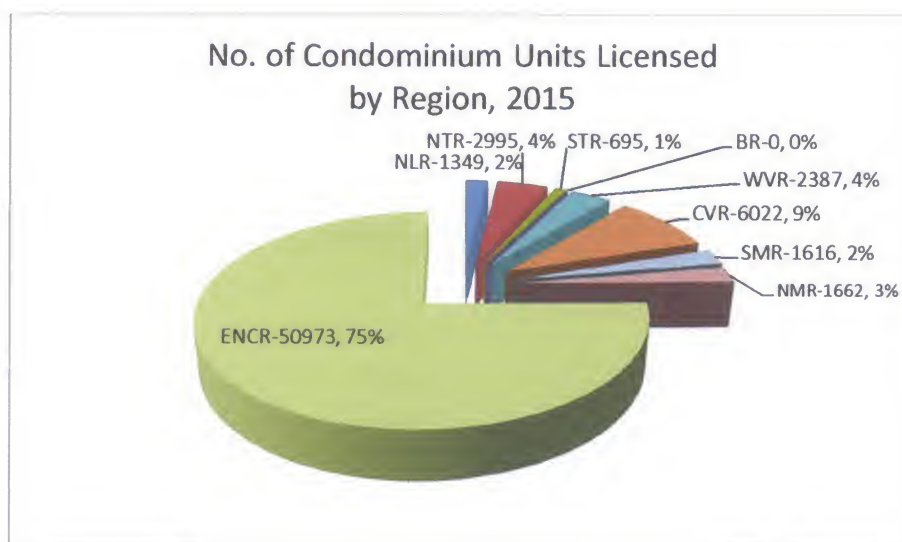
Majority of the **residential** projects were under the category of **Economic Housing** accounting for **30%** (231/776), followed by **Condominium** with **23%** (178/776) and then by **Open Market Housing** accounting for **21%** (160/776).



Majority of Economic Housing Units are located in **STR** accounting for 49% (30,980/62,900), followed by **NTR** accounting for 17% (10,480/62,900), then, followed by Central Visayas Region (**CVR**) accounting for 9% (5,349/62,900).

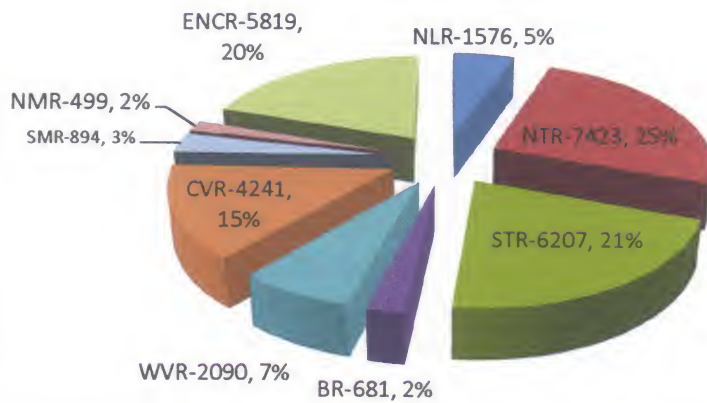


Majority of the Condominium residential units are located in **ENCR** accounting for 75% (50,973/67,699), followed by Central Visayas Region (**CVR**) accounting for 9% (6,022/67,699) and followed by **NTR** accounting for 4.4% (2,995/67,699)



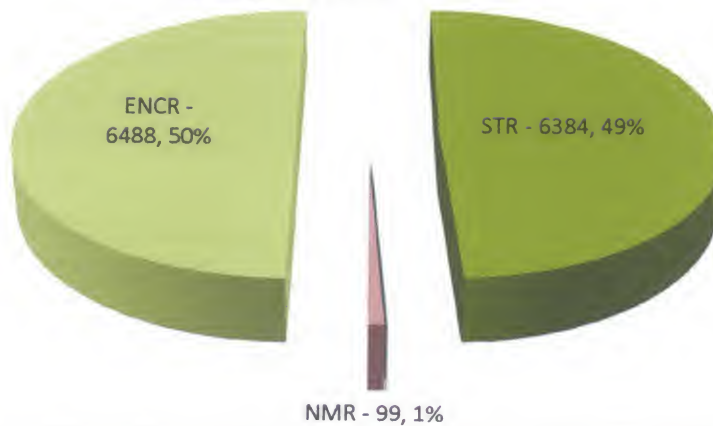
Majority of Open Market housing units are located in **NTR** accounting for 25% (7,423/29,430), followed by **STR** accounting for 21% (6,207/29,430) and followed by **ENCR** accounting for 20% (5,819/29,430).

No. of Open Market Housing Units Licensed
by Region, 2015



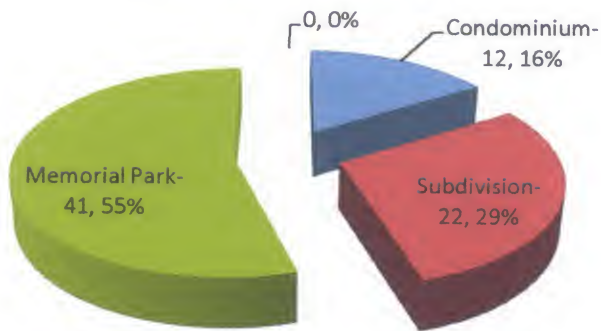
Majority of Medium Cost housing units are located in ENCR and STR accounting for 50% (6,488/12,976) and 49% (6,384/12,976), respectively.

No. of Medium Cost Housing Units Licensed
by Region, 2015



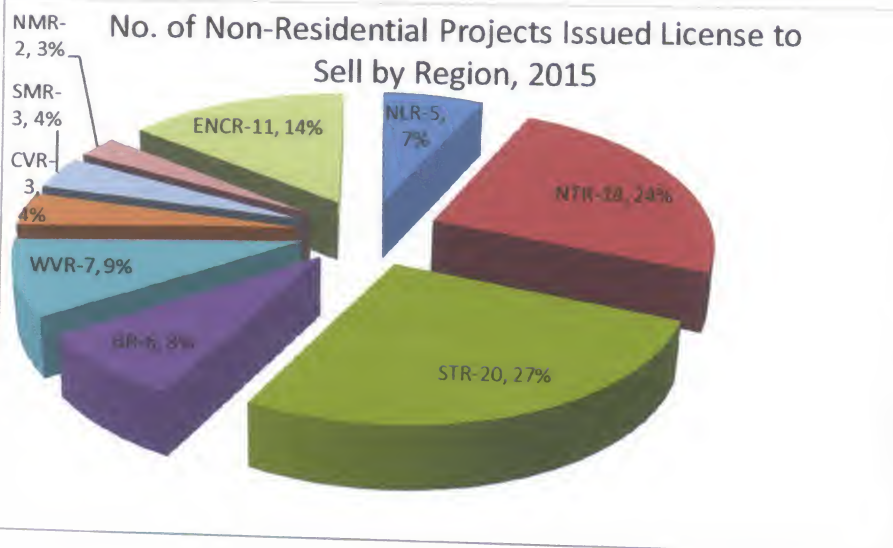
For **non-residential** projects, **memorial parks** accounted for **55%** (41/75), while **subdivisions** consisting of commercial, industrial and farmlot accounted for **29%** (22/75/76) while condominium projects accounted to 16% (12/76).

No. of Non-Residential Projects Issued License to Sell, 2015

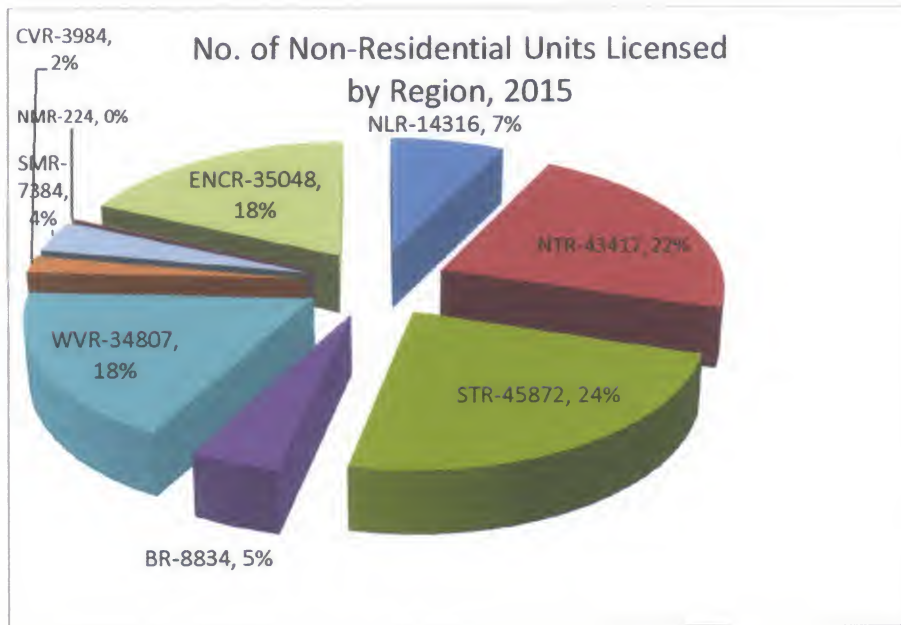


Majority of the **non-residential projects** are located in Southern Tagalog Region (**STR**) accounting to 27% (20/75) followed by Northern Tagalog Region (**NTR**) accounting for 24% (18/75) and Expanded National Capital Region (**ENCR**) accounting for 14% (11/75).

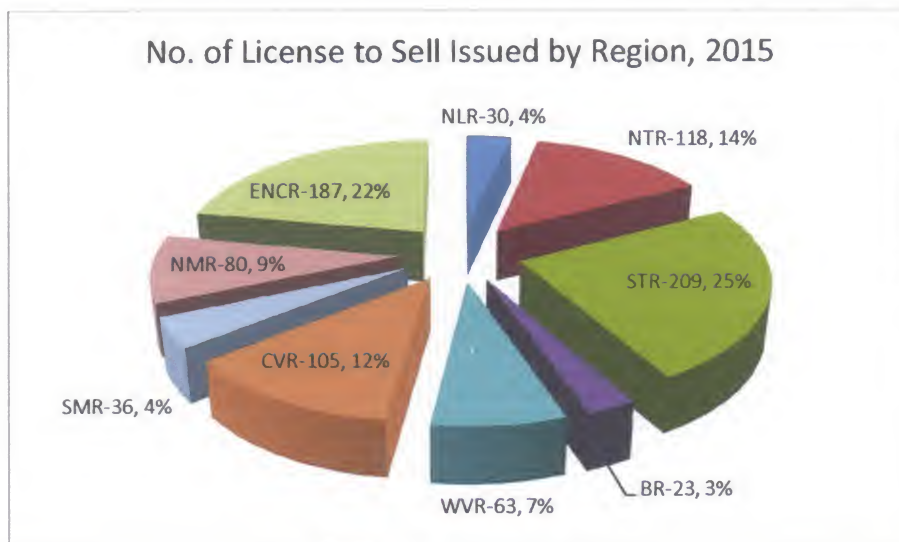
No. of Non-Residential Projects Issued License to Sell by Region, 2015



Most of licensed **non-residential units** are located at Southern Tagalog Region (**STR**) which accounted for **24% (45,872/193,886)**, Northern Tagalog Region (**NTR**) **22% (43,417/193,886)** and Expanded National Capital Region (**ENCR**) **18% (35,048/193,886)**.



Overall, majority of the projects issued license to sell were located in Southern Tagalog Region (**STR**) which accounted for **25% (209/851)**, followed by Expanded National Capital Region (**ENCR**) which generated for **22% (187/851)**, and then by Northern Tagalog Region (**NTR**) which accounted for **14% (118/851)**.

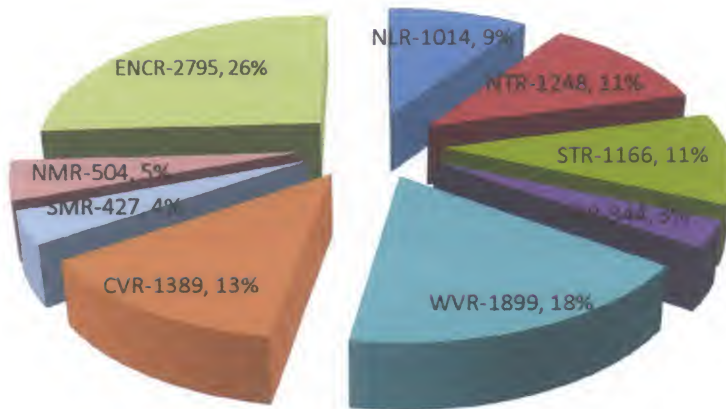


Compared to 2014, there was 12% increase in the number of licenses to sell issued in 2015 (851 vs. 761).

B. Other Permits/ Clearances

Aside from the license to sell, the HLURB also issues other housing and zoning related permits and clearances, such as locational clearance, zoning certifications, preliminary approval, subdivision and condominium plan approval, certificate of completion, certificate of registration, certificate of non-coverage, clearance to mortgage and certificate of creditable withholding tax. In 2015, a total of **10,786 other permits and clearances** were issued. Majority of these permits were issued in **ENCR** which accounted for **26%** (2795/10,786), **STR** at **18%** (1899/10,786), and by **CVR** at **13%** (1389/10,786).

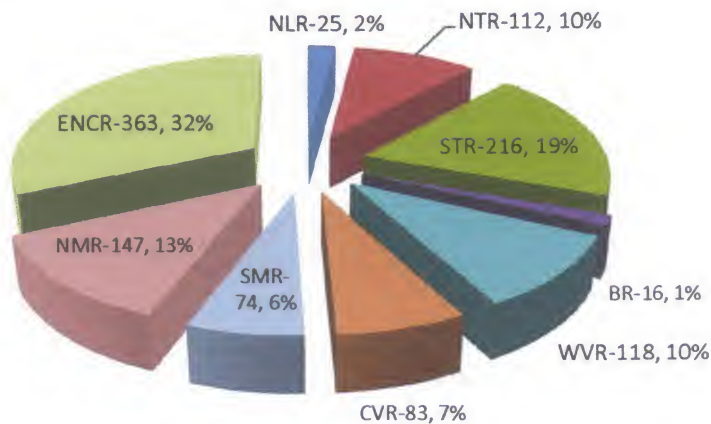
No. of Other Permits Issued by Region, 2015



C. HOA Registration

Under Republic Act no. 8763 (March 7, 2000), the HLURB exercises supervision over homeowners associations (HOAs). In 2015, the HLURB approved applications for registration of **1,154 HOAs**. The bulk of these HOA certificates of registration was issued by **ENCR** which accounted for **32%** (363/1154), Southern Tagalog Region (**STR**) got **19%** (216/1154), and Northern Mindanao Region (**NMR**) got **13%** (147/1154).

No. of HOAs Registered by Region, 2015

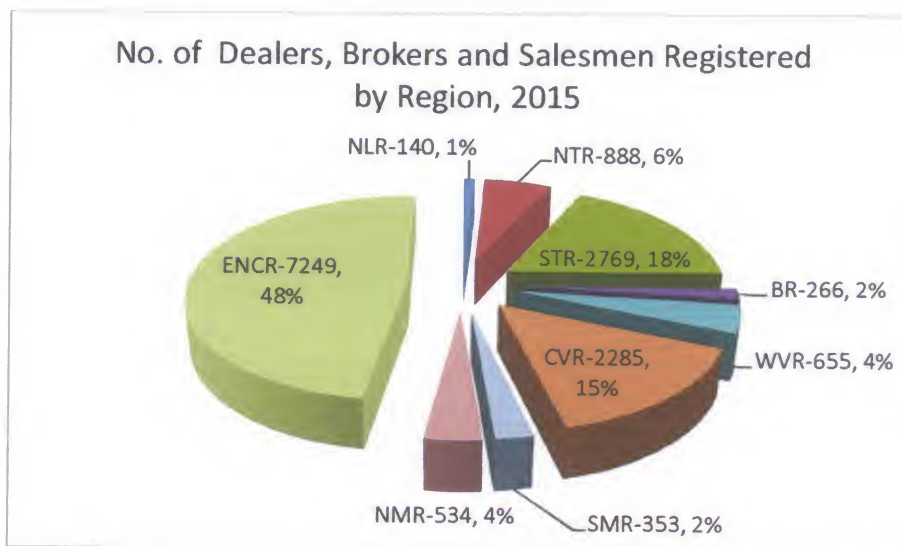


Compared to the previous year, there was a 10.6% increase in HOA registration in 2015 (1154 vs. 1043).

D. Registration of Dealers, Brokers and Salesmen

Even with the passage in 2010 of the of R.A. 9646 (Real Estate Service Act) which professionalized the work of real estate dealers, brokers and salesmen, the HLURB continues to exercise its mandate to register brokers and salesmen of subdivision lots and condominium units pursuant to the provisions of P.D. 957.

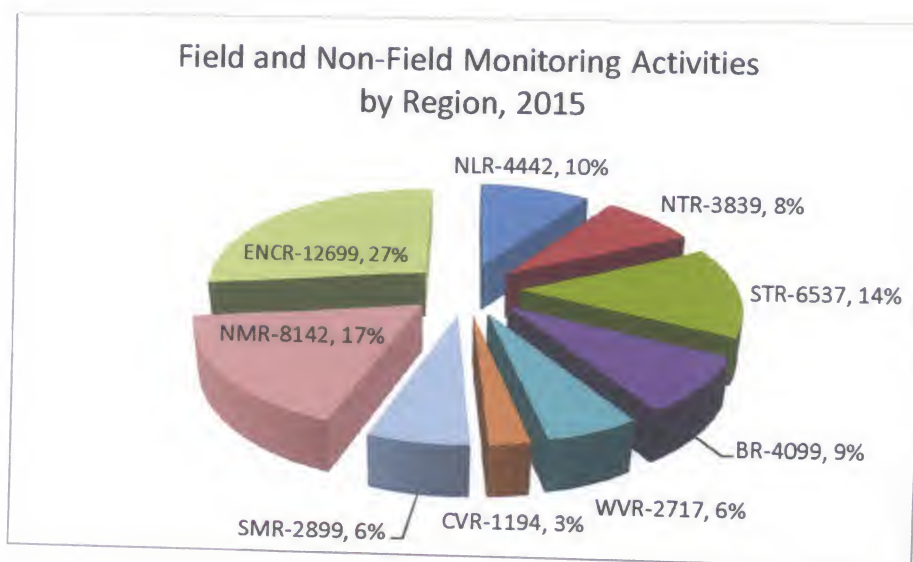
In 2015, a total of **15,139 brokers, salesmen and dealers** were registered. Majority of them were based in **ENCR** which accounted for **48%** (7249/15,139), followed by **STR** which registered for **18%** (2769/15,139), and **CVR** which accounted for 15% (2285/15139).



Compared to the previous year, there was a 1214% increase in dealers/brokers and salesmen's license issued from 1152 in 2014 to 15,139 in 2015. This is the result of the nationwide information dissemination of the Revised Implementing Rules and Regulations on Dealers, Brokers and Salesmen conducted by HLURB in partnership with the different housing developers' organizations.

E. Monitoring

Incidental to its mandate to regulate the condominium and subdivision trade and business, the HLURB conducts monitoring activities to determine whether projects issued license to sell are completed as per approved plan and schedule, as well as to check violations reported to it. Furthermore, it also conducts monitoring activities inherent to its mandate to supervise homeowners associations. Given the resource constraints, the HLURB was able to conduct a total of **46,568 field and non-field monitoring activities in 2015**. Majority of the monitoring activities were conducted in **ENCR** which accounted for **27%** (12,699/46,568), **NMR** came in next with **17%** (8,142/46,568), and **NLR** which recorded **10%** (4,442/46,568).

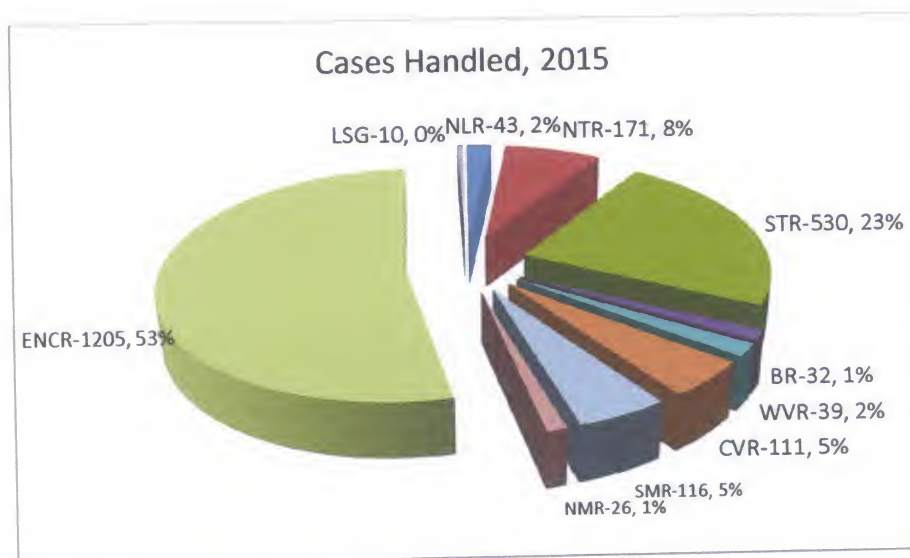


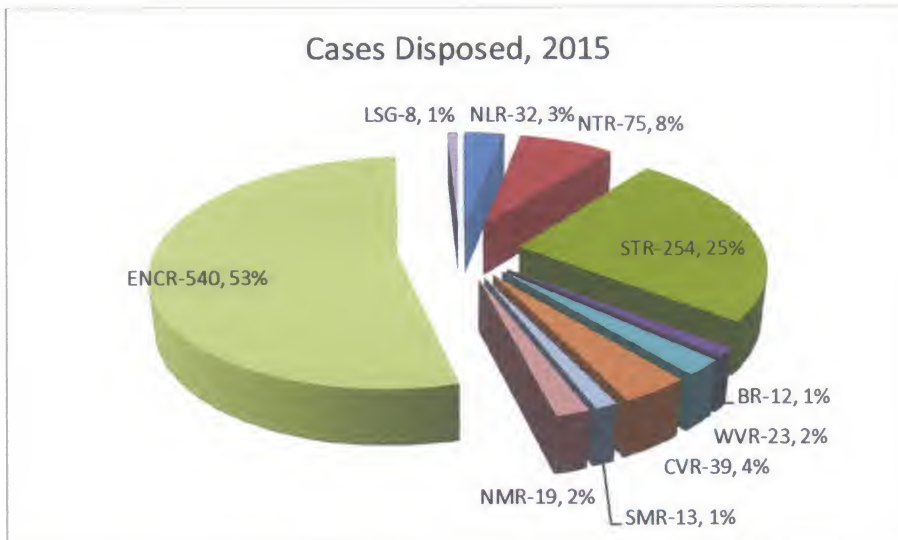
The total number of field and non-field monitoring activities in 2015 (46,568) had increased by 8% compared to the total number of monitoring activities in 2014 (43,084).

F. Adjudication

F.1 Regional and LSG Cases

The HLURB is vested with power by law to hear and decide cases filed by subdivision lot or condominium unit buyers against the developer; homeowners disputes; as well as appeals from decisions of local zoning bodies. In 2015, a total of **2,283 cases** at different stages of proceedings were being **handled** by the Regional field offices and Legal Services Group (LSG) of the HLURB. Majority of the cases were filed in **ENCR** which accounted for **53%** (1,205/2,283) followed by **STR** with 23% (530/2,283), and then by **NTR** with **7.5%** (171/2,283). By the end of the year, 44% or a total of **1,015 regional and LSG cases** have already been **resolved**.

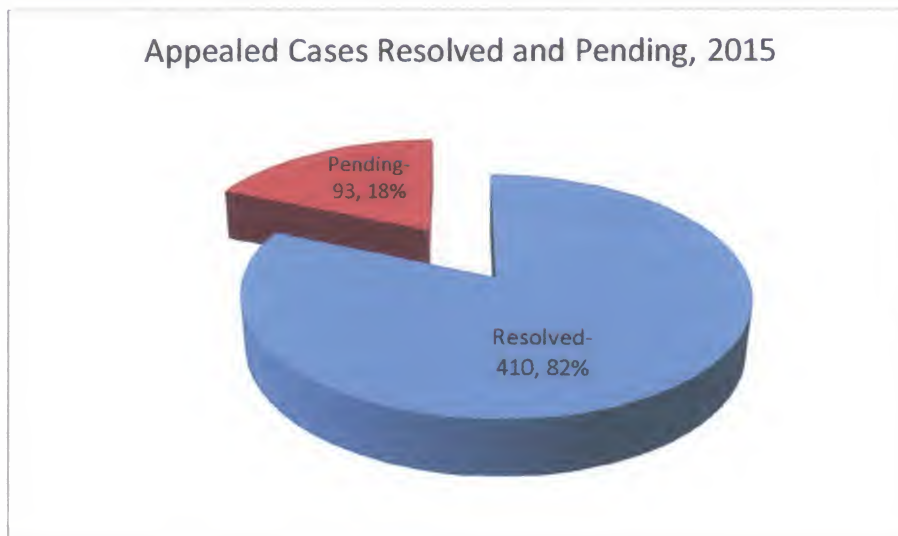




Compared to the previous year, there was a slight decrease of 6.8% in disposed cases from 1,090 in 2014 to 1,015 in 2015.

F.2 Appealed Cases

Decisions of the Regional Field Offices are appealable to the Board of Commissioners of the HLURB. In 2015, **503 appeals** were handled by the Board of Commissioners. As the year came to a close, 82% or **410 appealed cases** have been **resolved** with the assistance of the Appeals Review Group (ARG).



Compared to 2014, there was a slight decrease in the appealed cases resolved in 2015 (410 vs. 418).

G. Planning

Another major function of the HLURB is to render technical assistance to local government units (LGUs) in the formulation/updating of their comprehensive land use plans (CLUPs). For 2015, 130 LGUs were given technical assistance in the formulation/updating of CLUPs, 199 CLUPs were reviewed as member of Provincial Land Use Committee/Regional Land Use Committee (PLUC/RLUC) and 910 CLUPs for approval were monitored. In terms of training, a total of 5,155 participants from different local government units were trained on CLUP formulation, Review and Approval process, Zoning Administration and Subdivision Plan processing.

The HLURB also approves the CLUPs of Highly Urbanized Cities (HUC), Independent Component Cities (ICC) and cities and municipalities of Metro Manila and the Provincial Physical Framework Plans (PPFPs). For 2015, 11 CLUPs and PPFPs were reviewed and only the PPFP of Occidental Mindoro was approved.

Finally, on the status of CLUPs ,of the 1,634 local government units, 1,461 LGUs or 89% have approved CLUPs of which 353 are updated and 1052 are due for updating while the remaining 173 LGUs have no CLUP.

H. Policy Formulation

The HLURB periodically revisits its policies and formulates new ones in order to adapt to the ever changing circumstances and in order to fill the gaps in policies for a more effective implementation of its mandates, mission and vision. The Board with the assistance of the Policy Development Group (PDG) and other concerned groups and Technical Working Groups conducted several policy studies and formulated the following policies in 2015, to wit:

1. Discontinue Issuance of Certification of New Set of Officers	MC No. 05, March 17
2. Interest Rate on Refund and Other Monetary Awards in Decisions	MC No. 04, March 12
3. Amendatory and Supplemental Guidelines on Board Resolution No. 921, Series of 2014, or the "Revised IRR to Govern Advertisements of Subdivision and Condominium Projects, under PD 957, otherwise Known as the Subdivision and Condominium Buyers' Protective Decree" and All Other Projects Required by Law to be Registered with the Housing and Land Use Regulatory Board	MC No. 01-A, May 28
4. Amendatory and Supplemental Guidelines on Board Resolution No. 921, Series of 2014, or the "Revised IRR to Govern Dealers, Brokers and Salesmen of Subdivision and Condominium Projects, under PD 957, otherwise Known as the Subdivision and Condominium Buyers' Protective Decree" and All Other Projects Required by Law to be Registered with the Housing and Land Use Regulatory Board	MC No. 02-A, April 14
5. Dispensing with the Notarization of Application Form for the Registration of Brokers and Salespersons	MC No. 02-B, May 28
6. Certificate of Registration of Dealers, Brokers and Salespersons as Accountable Form	MC No. 02-C, May 28
7. Clarificatory Guidelines on the Exclusion of Developers of Subdivision and Condominium Projects Under Presidential Decree No. 957, Condominium Buyers' Protective Decree and All Other Projects Required by Law to be Registered	MC No. 02-D, July 20

with the Housing and Land Use Regulatory Board from the Requirement of Registration Under Board Resolution No. 922, Series of 2014	
8. Guidelines for the Provisional Accreditation of Developers of Socialized Housing Projects as Provided under Section 5 of Board Resolution No. 890, Series of 2012, or the Revised IRR to Govern Section 18 of RA 7279	MC No. 10, October 23
9. Revised Implementing Rules and Regulations to Govern the Time of Completion of Subdivision and Condominium Projects under PD 957, Otherwise Known as the Subdivision and Condominium Buyers' Protective Decree and All other Projects Required by Law to be Registered with the HLURB	Board Res. No. 926, October 1
10. Amending Commission Proper Resolution R-247, Series of 1985, The Guidelines Governing the Application for Slaughterhouse/Abattoir, One of the Ten (10) Projects Considered of National and Local Significance	Board Resolution No. 925, October 1
11. Approving the Handbook on Development Control: Guide to Zoning Ordinance Preparation and Implementation	Board Resolution No. 928, December 1
12. Approving the Purchase of the Asset Backed Securities Issued by the NHMFC as Compliance with Section 18 of RA 7279	Board Resolution No. 929, December 1

I. Administration and Finance

I.1 Manpower Resources

At the end of CY 2015, the total work force of the Board was 401 or there was a decrease by 1.2% from the previous year's total of 406. Of the 401 employees, 124 or 31.% were stationed at the Central Office and the remaining 277 or 69% were detailed at the Regional Field Offices. At the Central Office, the Administrative Division had the most number of personnel with thirty-three (33), followed by the Finance Division with eighteen (18). The Offices of Commissioner Linda M. Hornilla and Commissioner Luis Paredes had the least number of personnel, with only three (3). Among the Regional Offices, the ENCR had the most number of personnel with fifty-five (55), followed by the STR with forty-four (44) employees.

In terms of workforce status, 390 employees held permanent positions, 7 held temporary positions and 4 held fixed-term positions. 319 employees occupied technical positions while 86 were given administrative items.

Female employees were higher in number with 232 compared to male employees at 169.

Local Training

1. Government Procurement Policy Board Training, March 18-20, 2015, GPPB
2. Post Traumatic Stress Disorder Management, April 28, 2015, PNP Anti-Kidnapping Group, PNP
3. Mandatory Continuing Legal Education (MCLE), Institute of Judicial Administration-UP Law Center, May 26-29, 2015
4. MCLE, June 22-25, 2015, Institute for the Administration of Justice (IAJ), UP Law Center
5. Manila Times Business Forum
6. "The Integrated ASEAN regulatory environment: Seizing the opportunities and managing the risks." July 22, 2015, Dusit Thani Hotel, Manila

7. MCLE, JULY 7-13, 2015, IBP Misamis Oriental Chapter, Cagayan de Oro City
8. 24th Philippine Institute of Environmental Planners (PIEP) "Reimagining the Filipino City", 6 November 2015

In-house Training

1. Breast Cancer Awareness Seminar, March 19, 2015, Board Room (2 sessions)
2. HLURB Central Office Team Building Activities, April 10-11, 2015
3. Strategic Performance Management System Orientation, April 15, 2015
4. HLURB 39th Anniversary, May 2015
5. Traffic Safety and Defensive Driving Seminar, May 22, 2015
6. Earthquake Preparedness, August 28, 2015
7. Lecture on Fire Safety and Prevention, August 28, 2015
8. Pagsasanay sa Korespondensiya Opisyal, August 18, 2015
9. Reorientation on Records Disposition, National Archives of the Philippines (NAP), Sept. 4, 2015

Scholarship Coordinated

1. New Zealand Scholarship for CY 2016
2. Development Academy of the Philippines-Public Management Development Program (DAP-PMDP) for Middle Managers Class Batch 11

I.2 Financial Resources

The budget of the Board for CY 2015 was Three hundred eighty – one million six hundred thirty two thousand and one hundred fifty nine pesos (381,632,159) broken down as follows:

General Fund	
PS	P189,434,000
Automatic Appropriation	
RLIP	18,028,000
Special Account in the General Fund	
Automatic Appropriation	
MOOE	127,887,906
Capital Outlay	2,600,000
Locally Funded Projects	
MOOE	618,000
Capital Outlay	362,000
Information and Communication	
Technology Equipment	3,500,000
Miscellaneous Personnel Benefits Fund	
PBB	4,288,500
PEI	12,092,330
Pension Gratuity Fund	
Terminal Leave Pay	3,109,423
Continuing Appropriations	19,712,000
Total	381,632,159

OFFICE OF THE AUDITOR
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Republic of the Philippines
Other Executive Offices
HOUSING AND LAND USE REGULATORY BOARD
NHA Compound, Cor. Mayaman St., Kalayaan Ave.,
Diliman, Quezon City

**STATEMENT OF MANAGEMENT'S RESPONSIBILITY
FOR FINANCIAL STATEMENTS**

The Management of HOUSING AND LAND USE REGULATORY BOARD, Central and Regional Field Offices, is responsible for all information and representations contained in the accompanying Statement of Financial Position as of December 31, 2015 and the related Statement of Financial Performance, Statement of Cash Flows, Statement of Comparison of Budget and Actual Amounts, Statement of Changes in Net Assets/Equity and the Notes to Financial Statements for the year then ended. The financial statements have been prepared in conformity with generally accepted state accounting principles, and reflect amounts that are based on the best estimates and informed judgment of management with an appropriate consideration to materiality.

In this regard, management maintains a system of accounting and reporting which provides for the necessary internal controls to ensure that transactions are properly authorized and recorded, assets are safeguarded against unauthorized use or disposition and liabilities are recognized.

RIA CORAZON A. GOLEZ-CABRERA
Supervising Commissioner for Finance

ANTONIO M. BERNARDO
Chief Executive Officer and Commissioner

February 12, 2016

HOUSING AND LAND USE REGULATORY BOARD
COMPARATIVE CONSOLIDATED STATEMENT OF FINANCIAL POSITION
(ALL FUNDS)
AS OF DECEMBER 31, 2014
(In Philippine Pesos)

ASSETS	Notes	2015	2014
Current Assets			
Cash and Cash Equivalents	5	862,442,773.61	398,494,628.98
Receivables	6	1,604,639.41	3,351,044.32
Inventories	7	2,823,634.83	1,658,912.20
Other Current Assets	8	5,999,683.50	1,738,375.05
Total Current Assets		872,870,731.35	405,242,960.55
Non-current Assets			
Property, Plant and Equipments	9	257,736,371.69	248,819,131.32
Intangible Assets	10	3,468,080.00	-
Other Non-Current Assets		-	1,732,191.72
Total Non-current Assets		261,204,451.69	250,551,323.04
TOTAL ASSETS		1,134,075,183.04	655,794,283.59
LIABILITIES AND NET ASSETS / EQUITY			
LIABILITIES			
Current Liabilities			
Financial Liabilities	11	5,233,153.23	7,856,786.55
Inter Agency Payables	12	743,458.62	2,454,141.50
Trust Liabilities	13	60,324,415.77	48,305,979.08
Other Payables	14	71,167.16	114,154.25
Total Current Liabilities		66,372,194.78	58,731,061.38
TOTAL LIABILITIES		66,372,194.78	58,731,061.38
NET ASSET / EQUITY			
Equity		1,067,702,988.26	597,063,222.21
TOTAL NET ASSETS / EQUITY		1,067,702,988.26	597,063,222.21
TOTAL LIABILITIES AND NET ASSETS / EQUITY		1,134,075,183.04	655,794,283.59

(See Accompanying Notes to Financial Statements)

HOUSING AND LAND USE REGULATORY BOARD
COMPARATIVE CONSOLIDATED STATEMENT OF FINANCIAL POSITION
(ALL FUNDS)
FOR THE YEAR ENDED DECEMBER 31, 2014
(In Philippine Peso)

	Notes	2015	2014
Revenue			
Service and Business Income	15	<u>456,083,138.67</u>	<u>340,938,693.19</u>
Total Revenue		<u>456,083,138.67</u>	<u>340,938,693.19</u>
Less: Current Operating Expenses			
Personnel Services	16	228,111,999.11	221,361,060.50
Maintenance and Other Operating Expenses	17	106,548,035.83	71,141,500.64
Non-Cash Expenses	18	<u>11,749,327.27</u>	<u>9,861,393.28</u>
Total Current Operating Expenses		<u>346,409,362.21</u>	<u>302,363,954.42</u>
Surplus from Current Operations		<u>109,673,776.46</u>	<u>38,574,738.77</u>
Net Financial Assistance/Subsidy	19	364,429,988.67	330,733,711.25
Other Non-Operating Income	20	35,312.53	20,218.81
Gains	21	1,311,350.62	304,524.39
Losses	22	<u>(963,086.94)</u>	
Surplus for the period		<u><u>474,487,341.34</u></u>	<u><u>369,633,193.22</u></u>

(See Accompanying Notes to Financial Statements)

HOUSING AND LAND USE REGULATORY BOARD
COMPARATIVE STATEMENT OF CHANGES IN NET ASSETS/EQUITY
(ALL FUNDS)
For the year ended December 31, 2015
(In Philippine Peso)

	2015	2014
Balance at January 1, 2015	597,063,222.21	230,527,235.50
Changes in accounting policy	-	
Prior Period Adjustments/Unrecorded Income and Expenses	(3,254,440.68)	(2,340,284.97)
Other Adjustments	(695,535.97)	(774,448.76)
Restated blance	<u>593,113,245.56</u>	<u>227,412,501.77</u>
Changes in net assets/equity for CY 2015		
Adjustment of net revenue recognized directly in net assets/equity	261,724.11	17,527.22
Surplus for the period	474,487,341.34	369,633,193.22
Total recognized revenue and expenses for the period	<u>1,067,862,311.01</u>	<u>369,650,720.44</u>
Others	(159,322.75)	-
Balance at December 31, 2015	<u><u>1,067,702,988.26</u></u>	<u><u>597,063,222.21</u></u>

HOUSING AND LAND USE REGULATORY BOARD
COMPARATIVE CONSOLIDATED STATEMENT OF CASH FLOWS
(ALL FUNDS)

For the Year Ended, December 31, 2015
(In Philippine Peso)

	<u>Note</u>	2015	2014
Cash Flow from Operating Activities			
Cash Inflows			
Receipt of Notice Cash Allocation	19	384,292,765.40	357,745,343.00
Collection of Income/Revenues	15	456,150,875.43	340,938,693.19
Receipt of Assistance and Subsidy from Other NGAs, LGUs and GOCCs		301,843.00	3,418,388.97
Collection of Receivables	24	770,189.56	1,601,532.50
Receipt of Inter-Agency Fund Transfer	25	200,000.00	1,227,613.44
Receipt of Trust Liabilities	26	62,621,399.42	12,971,332.35
Other Receipts		2,296,042.44	576,656.23
Adjustments	27	143,716,492.89	8,466,769.46
Total Cash Inflows		<u>1,050,349,608.14</u>	<u>726,946,329.14</u>
Cash Outflows			
Remittance to National Treasury		1,858,006.94	344,294,291.94
Payment of Expenses		270,097,212.09	236,494,350.66
Purchase of Inventories		3,758,113.55	2,743,056.00
Grant of Cash Advances		6,536,787.49	5,246,651.18
Prepayments		728,508.61	49,192.72
Payment of Accounts Payables		1,498,262.92	1,286,579.86
Refund of Deposits/Consignment		2,927,660.00	
Remittance of Personnel Benefit Contributions and Mandatory Deductions		26,116,002.29	31,665,131.26
Grant of Financial Assistance/Subsidy		4,410,285.00	
Release of Inter-Agency Fund Transfers		723,507.60	2,388,920.15
Other Disbursements		4,783,573.68	3,360,853.22
Reversal of Unutilized NCA	20	40,391,398.93	57,045,548.77
Adjustments		199,214,062.02	4,131,088.84
Total Cash Outflow		<u>563,043,381.12</u>	<u>688,705,664.60</u>
Net Cash Provided by (Used in) Operating Activities		<u>487,306,227.02</u>	<u>38,240,664.54</u>

Cash Flow from Investing Activities

Cash Inflows		
Proceed from Sale/Disposal of Property, Plant and Equipment	403,409.00	953,976.88
Total Cash Inflows	403,409.00	953,976.88
Cash Outflows		
Purchase/Construction of Investment Property	-	-
Purchase/Construction of Property/Plant and Equipment	23,359,582.39	27,099,644.24
Proceeds of Sale /Disposal of PPE remitted to National Treasury	401,909.00	953,976.88
Total Cash Outflows	23,761,491.39	28,053,621.12
Net Cash Provided by (Used in) Investing Activities	(23,358,082.39)	(27,099,644.24)
Increase (Decrease) in Cash and Cash Equivalents	463,948,144.63	11,141,020.30
Add: Cash and Cash Equivalents, January 1	398,494,628.98	44,009,253.65
Cash, National Treasury	-	343,344,355.03
Cash and Cash Equivalents, December 31, 2015	862,442,773.61	398,494,628.98

(See Accompanying Notes to Financial Statements)

Directory of Officials and Key Positions:

Atty. CHITO M. CRUZ

Chair, Housing and Urban Development Coordinating Council
15th Floor Banco De Oro Bldg., Paseo de Roxas, Makati City

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Appeals Review Group (ARG)
Expanded National Capital Region – ENCR (Metro Manila and Rizal)
Southern Tagalog Region – STR (Regions IV-A & IV-B)

Atty. RIA CORAZON A. GOLEZ-CABRERA

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Information and Communications Tech. Division (ICTD)
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Western Visayas Region – WVR (Region VI)

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Administrative Division (AD)
Northern Tagalog Region – NTR (Region III)
Bicol Region – BR (Region V)

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Legal Affairs Group (LAG)
Northern Luzon Region – NLR (Region I, II and CAR)
Northern Mindanao Region – NMR (Region IX, X & XIII)
Southern Mindanao Region – SMR (Region XI & XII)

EX-OFFICIO COMMISSIONERS

Hon. JOSE VICENTE B. SALAZAR

Hon. JOSE F. JUSTINIANO

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Hon. EMMANUEL F. ESGUERRA

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Hon. AUSTERE A. PANADERO

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Group/Division	Group/Division Head	Contact Numbers	Email address
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Information Communication Technology Division	Runel B. Taningco	927-2698 927-2731	ictd@hlurb.gov.ph
Board Secretariat	Charito Bunagan Lansang		bdsec@hlurb.gov.ph
Appeals Review Group	Ma. Luisa G. Pangan	924-3371	arg@hlurb.gov.ph
Legal Services Group	Cesar A. Manuel		lsq@hlurb.gov.ph
Policy Development Group	Nora L. Diaz	929-7798 9243386	pdg@hlurb.gov.ph
Plans and Programs Group	Arturo M. Dublado	924-33-89	ppg@hlurb.gov.ph

Regional Operations

REGION	REGIONAL OFFICER	CONTACT NUMBERS	EMAIL ADDRESS	WEBSITE
Northern Luzon Region(CAR, I, II) Leonard Wood Road, Botanical Garden, Baguio City	Dir. Teresita V. Galacgac, CESO V	(074) 442-5338	nlr@hlurb.gov.ph	http://nlr.hlurb.gov.ph/
Northern Tagalog Region(III) 3rd Flr., Insular Life Bldg. Dolores St., San Fernando, Pampanga	Atty. Dunstan San Vicente	(045) 963-7376 (045) 861-2665	ntr@hlurb.gov.ph	http://ntr.hlurb.gov.ph/
National Capital Region(Metro Manila, Rizal) 2nd Flr., HLURB Bldg., Kalayaan Ave., cor. Mayaman St., Diliman, Quezon City	Dir. Alfredo Gil M. Tan II, CESO V, EnP	(02) 924-6658 – <i>Permits, Registration and Licensing</i> (02) 924-6658 – <i>Planning</i> (02) 926-1065 – <i>Adjudication</i> (02) 924-6660 – <i>Monitoring</i> (02) 920-3500 – <i>Records</i> (02) 929-8869 – <i>HOA</i>	ncr@hlurb.gov.ph	http://encr.hlurb.gov.ph/
Southern Tagalog Region(IV-A, IV-B) Dencris Business Center, National Highway, Brgy. Halang, Calamba City (behind DENR Region IV-A and Pag-IBIG Fund Laguna Office)	Arch. Jose O. Peña	(049) 502-9751 (049) 502-9822	str@hlurb.gov.ph	http://str.hlurb.gov.ph/
Bicol Region (V) 3rd Floor, Insular Bldg., Rizal St., Legazpi City	Dir. Jesse A. Obligacion, CESO V	(052) 481-1622 (052) 480-6678	br@hlurb.gov.ph	http://br.hlurb.gov.ph/

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Central Visayas Region(VII, VIII) Rm 608, 6th Flr, Club Ultima Tower, Fuente Osmeña Avenue, Cebu City	Dir. Alixes Roy T. Lopez	(032) 254-4564 (032) 418-7990	cvr@hlurb.gov.ph	http://cvr.hlurb.gov.ph/
Northern Mindanao Region(IX, X, XIII) 3rd Floor, Dupoint Bldg., Velez-akut Street, Cagayan De Oro City	Ms. Charito A. Raagas	(088) 856-5088 (088) 272-1466	nmr@hlurb.gov.ph	http://nmr.hlurb.gov.ph/
Southern Mindanao Region (XI, XII) GB CAM Bldg., Monteverde Avenue, cor. Alvarez St., Davao City	Dir. Roberto Mauro Miguel T. Palma Gil	(082) 222-2895 (082) 225-3875	smr@hlurb.gov.ph	http://smr.hlurb.gov.ph/